

Rezoning Application Narrative for:

# *Aire Libre and 90<sup>th</sup> Street*

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Five Acres at the Northwest Corner of Aire Libre & 90<sup>th</sup> Street, Scottsdale, Arizona

Applicant || Owner:  
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Prepared By:  
Tornow Design Associates, PC

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Prepared for     Edge *Real* Estate Services, U C  
Prepared by:     *Tornow* Design Associates, PC

Rezoning Application Narrative for:

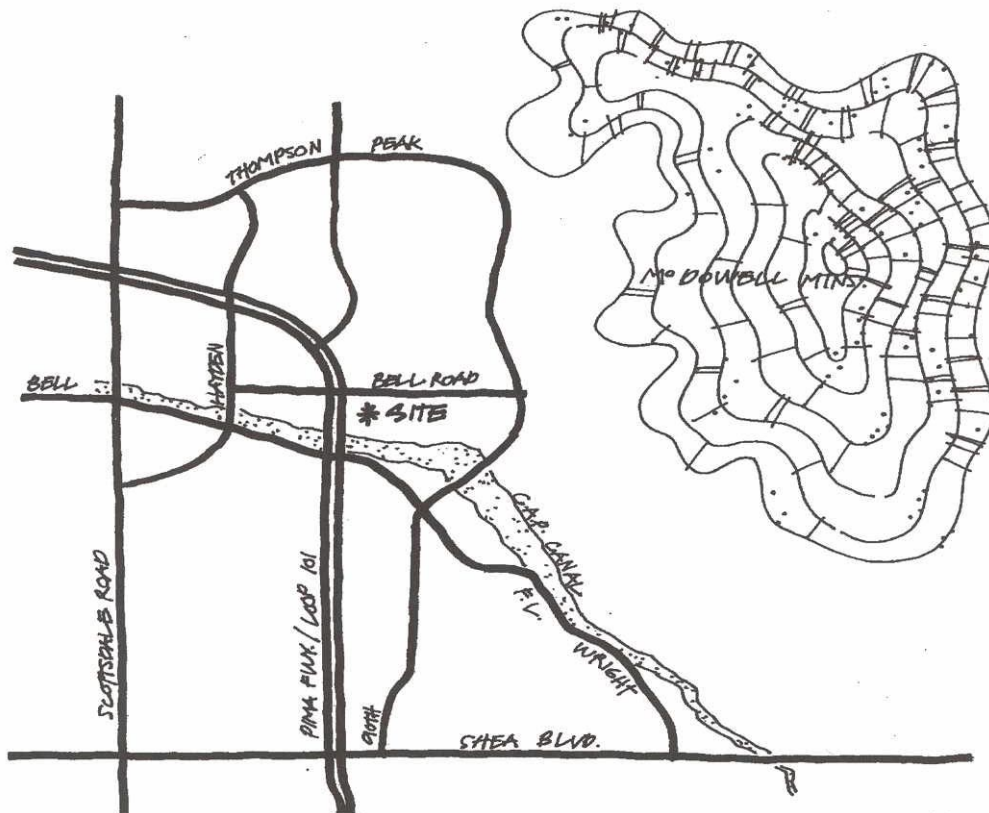
## *Aire Libre and 90<sup>th</sup> Street*

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### LOCATION.

The subject property is located at the northwest corner of Aire Libre and 90<sup>th</sup> Street in Scottsdale west of McDowell Mountain Ranch. This parcel is completely surrounded by land that has been zoned for commercial and industrial uses. Many of the surrounding parcels are already developed as industrial and employment uses. Recently, the city and surrounding property owners have been involved in the construction of roads and utilities throughout the area as a part of an Improvement District. Those improvements are nearly complete.

### LOCATION MAP.



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Prepared by: Tornow Design Associates, PC

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## ENVIRONMENTAL CONDITIONS.

### Topography & E.S.L.O.

This site is nearly flat with topography falling slightly from the northeast to the southwest. Further, this parcel is outside of the Environmentally Sensitive Lands Ordinance overlay district and is not subject to any of the requirements of that ordinance.

### Vegetation/Site Features.

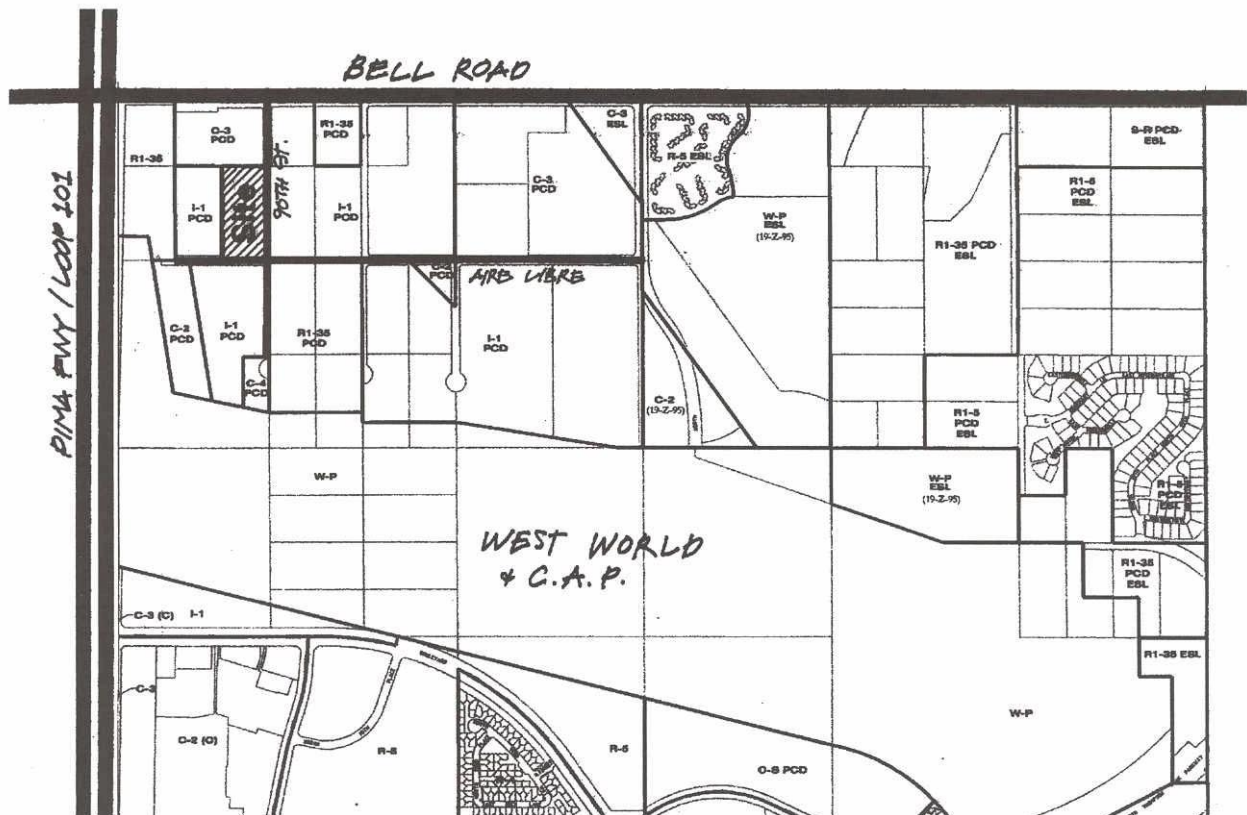
The subject site is virtually flat with little or no significant natural features present. There are several native trees on the site that would need to be addressed as required in the City's native plant ordinance.

### Hydrology Analysis.

The hydrology issues for this area of Scottsdale has been addressed through the construction of regional drainage management features. There are no 404-washes present on this site.

## REQUEST.

Request. The rezone the property from R1-35 [Single Family Residential] to I-1 [Industrial Park] which is consistent with all the surrounding properties in the immediate area [see below].



Plan Summary.

- Existing Zoning.....R1-35
- Proposed Zoning.....I-1
- Site Area (Gross) ..... ± 5.0 Acres
- Maximum Floor Area Allowed ..... 50%
- Open Space Required..... TBD\*
- Maximum Height..... 36'
- Parking Spaces Required..... TBD\*

\* TBD: To Be Determined based on floor area and height of future buildings

Development Concept. The owner of the subject parcel anticipate a light industrial/office/employment types of uses on this site which is consistent with both current and proposed activities in the area.

General Plan. This request is ~~consistent~~ with the Land Use Element of ~~Scottsdale's~~ General Plan.

Architectural Character. The future architectural ~~design~~ of the buildings, walls and signs for this development will feature colors and materials consistent with the high design standards established for this Scottsdale ~~Airpark~~ ■ Perimeter Center employment corridor. The developer of this property will be obligated to submit architectural plans and building material samples to the Scottsdale Development Review Board [DRB] for review and approval prior to applying for building permits.

Native Plant Inventory. This project will likely be developed as an ~~office/employment~~ campus. A native plant inventory will be prepared on a parcel-by-parcel case based on specific site plans. A native plant inventory for the areas disturbed during the implementation of any backbone ~~infrastructure~~ will be provided with the landscape and engineering improvement plans for this development.

Landscape Development. The landscape theme for the project will feature predominantly ~~indigenous~~ trees, shrubs and ground cover plants. Additional arid-adapted plants will be utilized for color. No turf is envisioned for use within this future development. The DRB will review and approve specific landscape plans and material palette ~~as~~ a part of the architectural review process at a future time.

Desian Guidelines and C. C. & R.'s. The master developer of this site may opt to prepare architectural and landscape design guidelines for future ~~development[s]~~ on this site.

Public Participation & Involvement. The owners of the subject site have utilized the City's "Citizen Review Process Checklist" as a guide for informing adjacent neighbors of the proposed request [red zoning sign, white "Under Consideration Sign", written ~~notification~~, open house input meetings, etc.]. Detailed information regarding those items have been submitted with this application under separate ~~cover~~.

